

PROPOSAL PACKAGE

CC-GLCA021-15

Department of the Interior

National Park Service
Glen Canyon National Recreation Area

**Proposal to Operate a Medical Clinic
at Bullfrog Basin**

PROPOSAL SUBMISSION TERMS & CONDITIONS

- 1) The Offeror's Transmittal Letter set forth below indicates your acceptance of the terms and conditions of the concession opportunity as set forth in this Prospectus. It indicates your intention to comply with the terms and conditions of the Contract. **The letter, submitted without alteration, must bear original signatures and be included in the Offeror's Proposal Package.** The National Park Service (Service) will review the entire Proposal Package to determine whether your proposal in fact accepts without condition the terms and conditions of this Prospectus. If not, your proposal may be considered non-responsive, even though you submitted an unconditional Offeror's Transmittal Letter.
- 2) The Proposal Package is drafted upon the assumption that an Offeror is the same legal entity that will execute the new concession Contract as the Concessioner. If the entity that is to be the Concessioner is not in existence as of the time of submission of a proposal, the proposal must demonstrate that the individual(s) or organization(s) (hereinafter Offeror-Guarantor) that intends to establish the entity that will become the Concessioner has the ability and is legally obliged to cause the entity to be financially and managerially capable of carrying out the terms of the Contract. In addition, the Offeror-Guarantor must unconditionally state and guarantee in its proposal that the Offeror-Guarantor will provide the Concessioner with all funding, management, and other resources that the Draft Contract requires and the proposal offers.

OFFEROR'S TRANSMITTAL LETTER

To:
Regional Director
Intermountain Region
12795 W Alameda Pkwy
Lakewood, Colorado 80228

Dear Director:

The name of the Offeror is _____. If the Offeror has not yet been formed, this letter is submitted on its behalf by _____ as Offeror-Guarantor(s), who guarantee(s) all certifications, agreements and obligations of Offeror hereunder and make(s) such certifications, agreements and obligations individually and on behalf of the Offeror.

The Offeror hereby agrees to provide visitor services and facilities within the Glen Canyon National Recreation Area in accordance with the terms and conditions specified in the Draft Concession Contract CC-GLCA021-15, (Draft Contract) provided in the Prospectus issued by the public notice as listed in the Federal Business Opportunities (www.fedbizopps.gov), and to execute the Draft Contract without substantive modification (except as may be required by the National Park Service pursuant to the terms of the Prospectus and the Offeror's Proposal). If the Offeror is not yet in existence, the undersigned, acting as guarantor(s) of all certifications, agreements and obligations of Offeror hereunder, makes such certifications, agreements and obligations individually and on behalf of the Offeror.

The Offeror is enclosing the required "PROPOSAL" which, by this reference, is made a part hereof.

The Offeror certifies that the information furnished herewith is complete, true, and correct, and recognizes that false statements may subject the Offeror to criminal penalties under 18 U.S.C. 1001. The Offeror agrees to meet all the minimum requirements of the Draft Contract and the Prospectus. The Offeror certifies that it has provided all of the mandatory information specified in the Prospectus.

The Offeror certifies in accordance with 2 C.F.R. Part 1400 the following:

- None of the individuals or entities acting as Offeror or with an ownership interest in the Offeror is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from a public transaction by a federal department or agency.
- Within the three years preceding submission of the Proposal, none of the individuals or entities acting as Offeror or with an ownership interest in the Offeror has been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction, or for violation of federal or state antitrust statutes or for commission of embezzlement, theft, forgery, bribery, falsification of records, making false statements, or receiving stolen property.
- None of the individuals or entities acting as Offeror or with an ownership interest in the Offeror is presently indicted for or otherwise criminally or civilly charged by a federal, state or local unit of the government with commission of any of the aforementioned offenses.
- The individuals or entities acting as Offeror or with an ownership interest in the Offeror have not had one or more public transactions (federal, state or local) terminated for cause or default within the three-year period preceding the submission of the Proposal.

- The individuals or entities seeking participation in this Concession Contract have not had one or more public transactions (federal, state or local) terminated for cause or default within the three-year period preceding the submission of the Proposal.

The Offeror, by submitting this Proposal hereby agrees, if selected for award of the Draft Contract:

- 1) To the minimum requirements of the Prospectus as identified in Part A of this Proposal Package.
- 2) To complete the execution of the final Concession Contract within the time provided by the National Park Service when it presents the contract for execution.
- 3) To commence operations under the resulting Concession Contract on the effective date of the Concession Contract.
- 4) To operate under the current National Park Service approved rates until such time as amended rates may be approved by the National Park Service.
- 5) [Include only if the Offeror is not yet in existence.] To provide the entity that is to be the Concessioner under the Draft Contract with the funding, management, and other resources required under the Draft Contract and/or described in our Proposal.
- 6) [Include only if the Offeror is a business entity, rather than an individual] To deliver to the Regional Director within 10 days following the announcement of the selection of the Offeror as the Concessioner, current copies of the following:
 - Certificate from its state of formation indicating that the entity is in "good standing"(if such form is issued in that state for Offeror's type of business entity);
 - Governing documents of Offeror (e.g. Articles of Incorporation and By-Laws for corporations; Operating Agreement for LLCs; Partnership Agreement for Partnerships; or Venture Agreement for Joint Ventures); and
 - If the business entity was not formed in the State of Utah, evidence that it is qualified to do business there.

NAME OF OFFEROR (or OFFEROR-GUARANTOR(s) if the Offeror is not yet in existence as of the time of submission – list all if more than one and clearly indicate that the entity is an Offeror-Guarantor): _____

BY _____ DATE _____
(Type or Print Name)

ORIGINAL SIGNATURE _____

TITLE _____

ADDRESS _____

(end of Offeror's Transmittal Letter)

CERTIFICATE OF BUSINESS ENTITY OFFEROR
(OR OF OFFEROR-GUARANTOR IF OFFEROR IS NOT YET FORMED)
(Offerors who are individuals should skip this certificate)

I, _____, certify that I am the _____ of the [specify one] corporation/partnership/limited liability company/joint venture named as Offeror (or Offeror-Guarantor, if applicable) herein; that I signed this proposal for and on behalf of the Offeror(or Offeror-Guarantor, if applicable), with full authority under its governing instrument(s), within the scope of its powers, and with the intent to bind the entity.

NAME OF ENTITY: _____

BY _____ DATE _____
(Type or Print Name)

ORIGINAL SIGNATURE _____

TITLE _____

ADDRESS _____

(end of Certificate of Business Entity Offeror)

PART A

The minimum requirements for the Draft Contract are identified in this Part A of the Proposal Package. If the Offeror, in its transmittal letter, does not agree to these minimum requirements, its proposal will be considered non-responsive. (The requirements of Part B of this Proposal Package outline detailed submissions referred to in this part, as well as additional secondary selection factors.)

PRINCIPAL SELECTION FACTOR 1. THE RESPONSIVENESS OF THE PROPOSAL TO THE OBJECTIVES, AS DESCRIBED IN THE PROSPECTUS, OF PROTECTING, CONSERVING, AND PRESERVING RESOURCES OF THE PARK.

The Offeror agrees to comply with all terms and conditions specified in the Draft Contract, including compliance with all applicable laws, including, without limitation, environmental protection and conservation laws.

PRINCIPAL SELECTION FACTOR 2. THE RESPONSIVENESS OF THE PROPOSAL TO THE OBJECTIVES, AS DESCRIBED IN THE PROSPECTUS, OF PROVIDING NECESSARY AND APPROPRIATE VISITOR SERVICES AT REASONABLE RATES.

The Offeror agrees to operate at the current Service approved rates during the term of the Concession Contract until such time as a new rate schedule is approved by the Service, in accordance with 16 U.S.C. § 5955.

The Offeror agrees to accept the Concession Facilities, and any assigned government personal property "as is" as required by the Draft Contract, Section 8(f).

The Offeror accepts the draft Operating Plan included as Exhibit A of the Draft Contract.

The Offeror accepts the draft Maintenance Plan included as Exhibit E of the Draft Contract.

The Offeror agrees to implement an equal opportunity program.

The Offeror agrees to develop and implement an effective health and safety program (Concessioner Risk Management Program), according to the requirements of the draft Operating Plan for such programs.

PRINCIPAL SELECTION FACTORS 3 AND 4 DO NOT HAVE SPECIFIC REQUIREMENTS FOR THIS PART A. NEVERTHELESS, INFORMATION IS REQUIRED FOR PRINCIPAL SELECTION FACTORS 3 AND 4 IN PART B. FAILURE TO PROVIDE MATERIAL INFORMATION REQUIRED THEREUNDER MAY RESULT IN AN OFFEROR BEING DEEMED NON-RESPONSIVE.

PRINCIPAL SELECTION FACTOR 5. THE AMOUNT OF THE PROPOSED MINIMUM FRANCHISE FEE AND OTHER FORMS OF FINANCIAL CONSIDERATION TO THE DIRECTOR.

The Offeror agrees to at least the minimum franchise fee of zero percent (0%) of annual gross receipts.

PART B

Response Format

For the page limits set out in these Principal Selection Factors, please note that the Service will not review or consider the information on pages that exceed the page limitation stated, including attachments, appendices or other additional materials the Offeror submits. The Service may consider relevant information contained elsewhere in a proposal in assessing the proposal's response to a particular selection factor. The Service considers text on two sides of one sheet of paper to be two pages. Offerors must use normal sized font, such as 11 or 12 point, and 1 inch margins on all sides. Tables, charts, graphs, provided forms, and copies of sample material must be in at least 9-point font. The Service would like to see clear and concise answers. A longer answer will not necessarily be considered a better answer. Please respond only with the information requested in the subfactors.

Note

If you are currently providing commercial visitor services in Glen Canyon National Recreation Area (the Area), it is important that you DO NOT assume the Service knows anything about your current operation. The Service is interested in understanding how you *will* conduct your operations in accordance with the Draft Contract and its Exhibits and/or how you propose to exceed minimum requirements.

PRINCIPAL SELECTION FACTOR 1. THE RESPONSIVENESS OF THE PROPOSAL TO THE OBJECTIVES, AS DESCRIBED IN THE PROSPECTUS, OF PROTECTING, CONSERVING, AND PRESERVING RESOURCES OF THE PARK. (0-5 POINTS)

Service Objective: The Service's objectives under this factor are for the Concessioner to protect, conserve, and preserve the resources of the Area. Although many factors influence these objectives, the Service has chosen to focus in this Selection Factor on the following:

- Encouraging healthy lifestyles
- Reducing the number of visitor injuries and severity of accidents and injuries
- Ensuring proper waste management

Subfactor 1(a) Health Education

Medical practitioners have the opportunity to play a unique role in preserving, protecting, and conserving park resources by offering public education about hazards that visitors might encounter in the Area.

Using not more than five (5) pages, including all text, pictures, graphs, etc., describe what free programs, educational materials, or initiatives you will offer in the Area to promote healthy lifestyles and educate the public about local natural, biological, recreational, and/or environmental hazards. In addition, describe how you will measure the success of the educational programs, educational materials, or initiatives.

Subfactor 1(b) Medical Waste Management

Under the Draft Contract, the Concessioner is responsible for proper disposal of all medical waste. Medical wastes include culture and stocks of infectious agents, human pathological wastes (e.g., tissues, body parts), human blood and blood products, used sharps (e.g., hypodermic needles and syringes used in animal or human patient care), certain animal wastes, certain isolation wastes (e.g., waste from patients with highly communicable diseases), and unused sharps (e.g., suture needles, scalpel blades, hypodermic needles).

Using not more than three (3) pages, including all text, pictures, graphs, etc., and taking into account the clinic's remote location, describe how you will conduct your operations to manage and ensure proper handling, tracking, and disposal of medical wastes to minimize contact with medical wastes by workers and the public. Include how you will segregate, package, label, store until transport, and transport medical wastes for treatment, destruction, or disposal.

PRINCIPAL SELECTION FACTOR 2. THE RESPONSIVENESS OF THE PROPOSAL TO THE OBJECTIVES, AS DESCRIBED IN THE PROSPECTUS, OF PROVIDING NECESSARY AND APPROPRIATE VISITOR SERVICES AT REASONABLE RATES. (0 - 5 POINTS)**Service Objectives:**

The NPS objectives for necessary and appropriate visitor services at reasonable rates are as follows:

- Provide general medical treatment (outpatient treatment of illness, injury, or condition, with or without an appointment; including x-ray, suturing, and casting; cardio-pulmonary resuscitation (CPR); automated external defibrillation (AED); ancillary testing; and limited retail pharmacy)
- Ensure that visitor service rates are reasonable
- Provide visitor services in as safe a manner as possible

Subfactor 2(a) Quality of the Visitor's Experience

Using not more than five (5) pages, including all text, pictures, graphs, etc., describe how you will staff the Bullfrog Clinic to prepare for and carry out the general medical treatment, including trauma treatment (emergency medical care, treatment for wounds and illness, first-aid treatment, and CPR), and all responsibilities included in the Draft Contract.

Subfactor 2(b) Equipment Maintenance and Safety

Using not more than five (5) pages, including all text, pictures, graphs, etc., list any specialized equipment (monitors, defibrillators, x-ray machines, etc.) that you plan to use in the concession operation and describe your equipment maintenance program, including inspection and replacement schedules.

PRINCIPAL SELECTION FACTOR 3. THE EXPERIENCE AND RELATED BACKGROUND OF THE OFFEROR, INCLUDING THE PAST PERFORMANCE AND EXPERTISE OF THE OFFEROR IN PROVIDING THE SAME OR SIMILAR VISITOR SERVICES AS THOSE TO BE PROVIDED UNDER THE CONCESSION CONTRACT. (0-5 POINTS)

Note to Offeror: To assist in the evaluation of proposals under this and other selection factors, provide the following information regarding the organizational structure of the business entity that will execute the Draft Contract. This organizational structure information will not be scored for selection purposes, but may be used for assessing responses to various selection factors. If the Offeror is not yet in existence, the Offeror-Guarantor should describe its own experience and explain how such experience will carry over to the Offeror entity.

Offeror's Organizational Structure

Describe the entity with which the National Park Service will contract, specifying whether it is currently in existence or is to be formed. Clearly define the Offeror's relationship to all superior and subordinate entities. Identify the entity, if other than the Offeror, that has the authority to allocate funds, hire and fire management employees of the Offeror. Identify any individual or business entity that holds or will hold a controlling interest in the Offeror. If the Offeror is a limited liability company, a partnership, or a joint venture, identify and provide information about each managing member or manager, general partner or venturer, respectively.

Submit your organizational documents (e.g., partnership agreement, articles of incorporation, operating agreement).

Using the appropriate Business Organization Information form (as applicable) at the end of this section, identify the Offeror and each business entity and/or individual to be involved in the management of the proposed concession operation. Use the form appropriate for your business entity or sole proprietorship and include all information necessary to make the relationship among the parties clear. When completed, the Business Organization Information form should convey the following information:

- 1) Full legal name of the Offeror and any trade name under which it proposes to do business.
- 2) The legal form of the Offeror, if other than an individual.
- 3) The name, address and, if applicable, form of business entity of all owner(s) of the Offeror, including, without limitation, all levels of parent organizations, their relationship to the Offeror, and the precise extent of their ownership interests.
- 4) The name, address and, if applicable, form of business entity of all related, subordinate, or superior business organizations and/or individuals that will have a significant role in managing, directing, operating, or otherwise carrying out the services to be provided by the Offeror. Describe in detail how these relationships will work formally and in practice. Use additional pages if the information does not fit within the forms provided.
- 5) If applicable, the length of Offeror's existence as a business entity.

Subfactor 3(a). Organization and Personnel

The Services is seeking Offerors that are organized and structured to carry out the responsibilities of the Draft Contract and that demonstrate a commitment to excellence by hiring personnel with the most professional experience, education, and accomplishments. **Using not more than five (5) pages, including all text, pictures, graphs, etc.,** demonstrate that your organization is structured and staffed to carry out effectively the responsibilities of the Draft Contract by providing the following information:

1. Identify the person with the full decision-making authority; identify the person who has responsibility for oversight of all environmental aspects of your operation; and identify the person that will be the primary contact for the Service regarding day-to-day operations and issues.

2. For key management personnel, administrative staff, and medical practitioners provide a list of qualifications you will require for these positions, including the minimum number of years and types of work experience, certifications, licenses, and education. Please do not include specific résumés.
3. Describe how you will ensure that all Physician's Assistants and/or Nurse Practitioners are licensed in the State of Utah, and with the Drug Enforcement Agency, allowing them to provide medical services, and to prescribe and dispense medicines.

Subfactor 3(b). Experience

Using not more than five (5) pages, including all text, pictures, graphs, etc., describe the Offeror's previous experience operating a medical facility, including urgent care in a remote location, if applicable. Specifically address how the Offeror's past experience will be of benefit when applied to the business described in the Prospectus. Include the following basic information as well as any other data that highlights the Offeror's ability to operate a quality facility.

- Facility/Business name, location, and operating season
- Scope of practice
- Number of years of operation
- Annual number of patients served
- Average yearly number of employees

Subfactor 3(c). Violations or Infractions

The Service is aware that any business may receive the occasional notice of violation, penalty, fine, less than satisfactory public health rating, or similar regulatory notice from a federal, state, or local agency (hereinafter collectively referred to as "Infractions"). The Service is interested in understanding how your business manages these Infractions.

In responding to this subfactor, you need to consider the Offeror and all of its principals (for corporations, their executive officers, Directors, and controlling shareholders; for partnerships, their general partners; for limited liability companies, their managing members and managers, if any; and for joint ventures, each venturer), parent entities, subsidiaries or related entities under the primary organizational entity (such as, a parent corporation and all subsidiaries)(collectively referred to as "Related Entities") that **provide the same or similar services as required or authorized by the Draft Contract**, whether as a principal or employee of Offeror or otherwise.

If the Offeror has not yet been formed, each Offeror-Guarantor must respond to the items in this subfactor for itself and its Related Entities as identified above.

For each Offeror or Offeror-Guarantor, and their respective Related Entities, provide the following:

- 1) List of Infractions. Identify Infractions issued by a federal, state or local regulatory agency in the last five years. Do NOT submit copies of the Infraction report; submit in a tabular format.
 - a) The basis for the Infraction
 - b) The regulatory agency that issued the Infraction
 - c) When the Infraction was issued
 - d) How the Related Entity addressed the Infraction
 - e) How the Related Entity ensured the problem was minimized or would not recur

If the Offeror has had no reportable Infractions, please respond with such a statement.

- 2) Describe the Related Entities you considered and explain if you excluded other Related Entities, and, if so, why.
- 3) Disclose the federal, state, and local regulatory agencies you considered in responding to this subfactor.
- 4) **In 5 pages or less, including all text, pictures, graphs, etc.,** describe your overall strategy to minimize Infractions and how you resolve, or plan to resolve, Infractions when they do occur.

FORM 1

BUSINESS ORGANIZATION INFORMATION CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP OR JOINT VENTURE (PRINCIPAL SELECTION FACTOR 3)
--

Complete separate form for the submitting business entity and any and all parent entities.

Name of Entity and Trade-name, if any	
Address	
Telephone Number	
Fax Number	
Email Address	
Contact Person	
Title	
Tax ID#	
State of Formation	
Date of Formation	

OWNERSHIP	PERCENTAGE OF OWNERSHIP INTERESTS	CURRENT VALUE OF INVESTMENT
Names and Addresses of those with controlling interest and key principals of business		
Total Interests Outstanding and Type(s):		

OFFICERS AND DIRECTORS OR GENERAL PARTNERS OR MANAGING MEMBERS OR VENTURERS	ADDRESS	TITLE AND/OR AFFILIATION

Attach the following:

- Description of relationship of any and all parent entities to the Offeror with respect to funding and management.

FORM 2**BUSINESS INFORMATION
INDIVIDUAL * OR SOLE PROPRIETORSHIP
(PRINCIPAL SELECTION FACTOR 3)**

Name of Individual and Tradename, if Any**	
Address	
Telephone Number	
Fax Number	
Email Address	
Contact Person (if other than the Offeror)	
Tax ID #	
Years in Business (of same type as required service(s))	
Current Value of Business	
Role in Providing Concession Service(s)	

*Due to difficulties determining authority to act and ownership, the Service will not accept a proposal from spouses jointly as a purported business entity. Either one individual must serve as the Offeror or the spouses must form a corporation, partnership, or limited liability company to serve as Offeror.

**If the sole proprietorship acts under a name other than that of its owner (i.e., does business as "company name"), also add the jurisdiction where the company's trade name is registered, if any.

PRINCIPAL SELECTION FACTOR 4. THE FINANCIAL CAPABILITY OF THE OFFEROR TO CARRY OUT ITS PROPOSAL. (0-5 POINTS)**Note to Offerors:**

In Principal Selection Factor 4, the National Park Service requires you to provide information by submitting documents and completing provided forms.

If you fail to provide such information, the Service may consider your proposal non-responsive.

If the Service determines your proposal non-responsive:

- **You will not be selected as the best Offeror**
- **You will not be entitled to exercise any rights you may have as a Preferred Offeror**

PRINCIPAL SELECTION FACTOR 4. THE FINANCIAL CAPABILITY OF THE OFFEROR TO CARRY OUT ITS PROPOSAL. (0-5 POINTS)**Note to Offeror and/or Offeror-Guarantor:**

In the event the Offeror is not yet in existence, provide the information described below with respect to both the to-be-formed Offeror and the Offeror-Guarantor(s). The submission must include a letter from each Offeror-Guarantor that unconditionally states and guarantees that the Offeror-Guarantor will provide the Offeror with all funding, management and other resources that the Draft Contract requires and the proposal offers.

The Offeror must complete all provided forms.

Subfactor 4(a). Demonstrate that you have a credible, proven track record of meeting your financial obligations. The Offeror (or each Offeror-Guarantor) must provide comprehensive materials to demonstrate that it has a history of meeting its financial obligations by providing the following:

- 1)** Complete the **Business History Information** form provided on the next page.

**Business History Information Form
(Principal Selection Factor 4 - Subfactor 4(a))**

Provide business history information for the Offeror. If the Offeror is not yet formed, provide a business history form for each Offeror-Guarantor.

The information provided below is for this individual or entity: _____

1. Has the Offeror ever defaulted from or been terminated from a management or concession contract or been forbidden from contracting by a public agency or private company?

☐ YES

☐ NO

If YES, provide full details of the circumstances.

2. List all Bankruptcies, Receiverships, Foreclosures, Transfers in Lieu of Foreclosure, and Work-Out/Loan Modification Transactions during the past five years. If none, indicate this. Attach an explanation of the circumstances, including nature of the event, date, type of debt (e.g., secured or unsecured loan), type of security (if applicable), approximate amount of debt, name of lender, resolution, bankruptcy plan, and other documentation as appropriate.
3. Describe any pending litigation or administrative proceeding (other than those covered adequately by insurance) that, if adversely resolved, could materially impact the financial position of the Offeror. (If none, then so indicate).
4. Describe all lawsuits, administrative proceedings, or bankruptcy cases within the past five years that concerned the Offeror's alleged inability or unwillingness to meet its financial obligations. (If none, then so indicate).
5. Describe any liens recorded against the Offeror within the past five years (whether from taxing authorities or judgments) and, if resolved, provide a copy of any lien release. (If none, then so indicate).

I hereby certify, under penalty of perjury, that the information provided in this Business History Information Form is accurate and complete.

Offeror's Name (or Offeror-Guarantor's Name)

By: _____

Printed Name: _____

Authorized Officer (if applicable): _____

2) Complete the appropriate **Financial Statements as described below:**

The Service needs this information to verify there are enough funds available to be able to pay the required expenses to operate the Draft Contract and satisfy any other existing debt. If the Offeror's total debts exceed current assets, provide a narrative explaining how these debts will be paid.

Financial Statements include both an Income Statement and a Balance Sheet. An Income Statement lists all of your income and expenses as of the last day of your most recent fiscal year. A Balance Sheet lists everything that you own and everything that you owe as of a certain date.

By signing the Offeror's Transmittal Letter, you certify that the information you provide is complete, true, and correct.

If an Offeror is not yet formed, each Offeror-Guarantor should submit the appropriate Financial Statements as set forth below.

The Service requires all existing business entities to submit Business Financial Statements.

Provide, at a minimum, an audited or reviewed (i) Income Statement for the two most recent fiscal years and (ii) Balance Sheets for the most recent fiscal year and (iii) as of the end of the most recent month prior to the submission of your proposal. Business Financial Statements should reflect the entity's business as a whole, including all operations both inside and outside of the Area.

If the entity does not have audited or reviewed Financial Statements, complete the Most Recent Fiscal Year Balance Sheet (**Table 1**), the Most Recent Month Balance Sheet (**Table 2**), and the Historical Income Statement (**Table 3**) provided below.

The Service requires Sole Proprietors to submit Personal Financial Statements.

Complete the Personal Financial Statements (**Table 4**) below, in addition to Tables 1, 2, and 3 if applicable.

Notes to Offeror and/or Offeror-Guarantor:

In the event the Offeror is not yet in existence, submit financial statements for each Offeror-Guarantor. Submit Business Financial Statements if the Offeror-Guarantor is a business entity. Submit Personal Financial Statements if the Offeror-Guarantor(s) is an individual.

**Table 1: Business Financial Statement- Most Recent Fiscal Year Balance Sheet
For Fiscal Year Ending:_____**

Business Financial Statement- Most Recent Fiscal Year Balance Sheet (Principal Selection Factor 4 - Subfactor 4(a))		
1	Cash in Bank	\$
2	Accounts Receivable	\$
3	Inventory	\$
4	Other Current Assets (Describe)	\$
5	Total Current Assets (add lines 1-4)	\$
6	Personal Property (Equipment) Items	\$
7	Other Fixed Assets (Describe)	\$
8	(LESS Accumulated Depreciation)	\$
9	Total Fixed Assets (add lines 6-7, minus line 8)	\$
10	Total Assets (add lines 5 & 9)	\$
11	Accounts Payable	\$
12	Bank Loans Outstanding	\$
13	Loans due to Owners	\$
14	Other Current Liabilities (Describe)	\$
15	Total Current Liabilities (add lines 11-14)	
16	Long-Term Liabilities (Describe)	\$
17	Total Liabilities (add lines 15 and 16)	\$
18	Total Net Worth (line 10 minus line 17)	\$
Describe the information in lines 4, 7, 14 & 16 below:		

**Table 2: Business Financial Statement- Most Recent Month Balance Sheet
For Month Ending: _____**

Business Financial Statement- Most Recent Month Balance Sheet (Principal Selection Factor 4 - Subfactor 4(a))		
1	Cash in Bank	\$
2	Accounts Receivable	\$
3	Inventory	\$
4	Other Current Assets (Describe)	\$
5	Total Current Assets (add lines 1-4)	\$
6	Personal Property (Equipment) Items	\$
7	Other Fixed Assets (Describe)	\$
8	(LESS Accumulated Depreciation)	\$
9	Total Fixed Assets (add lines 6-7, minus line 8)	\$
10	Total Assets (add lines 5 & 9)	\$
11	Accounts Payable	\$
12	Bank Loans Outstanding	\$
13	Loans due to Owners	\$
14	Other Current Liabilities (Describe)	\$
15	Total Current Liabilities (add lines 11-14)	
16	Long-Term Liabilities (Describe)	\$
17	Total Liabilities (add lines 15 and 16)	\$
18	Total Net Worth (line 10 minus line 17)	\$
<p>Describe the information in lines 4, 7, 14 & 16 below:</p>		

Table 3: Business Financial Statement- Historical Income Statement

Historical Income Statement (Principal Selection Factor 4 - Subfactor 4(a)) Some lines may not be used, place "N/A" in these lines. Include revenues and expenses related to the business as a whole, including any operations both inside and outside of the Area.			
		Year 1	Year 2
1	Revenues		
1a	Revenue Source 1 _____	\$	\$
1b	Revenue Source 2 _____	\$	\$
1c	Revenue Source 3 _____	\$	\$
1d	Revenue Source 4 _____	\$	\$
2	Total Revenues (add lines 1a-1d)	\$	\$
3	Cost of Sales		
4	Total Cost of Sales	\$	\$
5	Gross Profit (line 2 minus line 4)	\$	\$
6	Direct Expenses		
6a	Salaries and Wages	\$	\$
6b	Payroll Taxes and Benefits	\$	\$
6c	Operating Supplies	\$	\$
6d	Car and Truck Expenses	\$	\$
6e	Other Direct Expense 1 _____	\$	\$
6f	Other Direct Expense 2 _____	\$	\$
7	Total Direct Expenses (add lines 6a-6f)	\$	\$
8	Undistributed Expenses		
8a	Administrative and General	\$	\$
8b	Marketing (Advertising)	\$	\$
8c	Utilities	\$	\$
8d	Repair and Maintenance	\$	\$
8e	Other Undistributed Expense 1 _____	\$	\$
8f	Other Undistributed Expense 2 _____	\$	\$
9	Total Undistributed Expenses (add lines 8a-8f)	\$	\$
10	Fixed Expenses		
10a	Insurance	\$	\$
10b	NPS Franchise Fee (if applicable)	\$	\$
10c	Other Fixed Expense 1 _____	\$	\$
10d	Other Fixed Expense 2 _____	\$	\$
11	Total Fixed Expenses (add lines 10a – 10d)	\$	\$
12	Total direct, undistributed and fixed expenses (add lines 7, 9 and 11)	\$	\$
13	EBITDA* (Line 5 minus line 12)	\$	\$
14	Depreciation and Amortization	\$	\$
15	Interest	\$	\$
16	Net Income Before Income Taxes (Line 13, minus lines 14 & 15)	\$	\$

*Earnings before Interest, Taxes, Depreciation and Amortization

Table 4: Personal Financial Statement

Personal Financial Statement (Principal Selection Factor 4 - Subfactor 4(a))		
Name:		
As of Date:		
% Ownership:		
1	Cash in Bank	\$
2	IRA and Other Retirement Accounts	\$
3	Stocks & Bonds in Taxable Accounts	\$
4	Real Estate	\$
5	Accounts and Loans Receivable	\$
6	Life Insurance (Cash Surrender Value Only)	\$
7	Automobile (Present Value Only)	\$
8	Other Personal Assets (Describe)	\$
9	Total Assets (add lines 1-8)	\$
10	Accounts Payable	\$
11	Bank Loans Outstanding	\$
12	Mortgage Loans Outstanding	\$
13	Other Loans Outstanding (Describe)	\$
14	Unpaid Tax Liability	\$
15	Other Liabilities (Describe)	\$
16	Total Liabilities (add lines 10-15)	\$
17	Total Net Worth (add lines 9 and 16)	\$
18	Salary	\$
19	Investment Income	\$
20	Other Income (Describe)	\$
21	Total Income (add lines 18-20)	\$
22	Endorsements or Guarantees	\$
23	Other Contingent Liabilities (Describe)	\$
24	Total Contingent Liabilities (add lines 22-23)	\$
<p>Describe the information in lines 8, 13, 15, 20 & 23 below:</p>		

- 3)** Provide a CURRENT (within the last six months) and complete **Business Credit Report with a Credit Score** in the name of the Offeror from a major credit reporting company such as Equifax, Experian, TRW or Dun & Bradstreet. If the credit report includes negative information, provide a narrative explanation.

Notes to Offeror and/or Offeror-Guarantor:

If you cannot obtain a Business Credit Report, submit Personal Credit Reports for each Offeror. For partnerships, submit a personal Credit Report for each general partner. Corporations must submit a Business Credit Report.

In the event the Offeror is not yet in existence, submit credit reports for each Offeror-Guarantor. Submit a Business Credit Report if the Offeror-Guarantor is a business entity. Submit a Personal Credit Report if the Offeror-Guarantor(s) is an individual.

Subfactor 4(b). Demonstrate your proposal is financially viable and that you understand the financial obligations of the Draft Contract by providing the following:

1) Personal Property

Using **Table 5** below, list all currently owned personal property with monetary value equal to or exceeding \$1,000 that you will use for **your operations inside of the Area** and provide an estimate of its current value. Unlike Subfactor 4(a), do not include any personal property for your operations outside of the Area.

Using **Table 5** below, list all of the personal property with monetary value equal to or exceeding \$1,000 that you will intend to acquire to use for your operations inside the Area.

Table 5: Personal Property to be used in the Draft Contract

Personal Property to be used in the Draft Contract (Principal Selection Factor 4 - Subfactor 4(b))		
Personal Property	Quantity	Value of Currently Owned Personal Property
		\$
		\$
		\$
		\$
Total Value of Currently Owned Personal Property		\$
Personal Property	Quantity	Value of Personal Property that will be Acquired Prior to Operation
		\$
		\$
		\$
		\$
Total Value of Personal Property Investment		\$

2) Start-Up Costs

Estimate the start-up costs needed to begin operating the business (within the Area only) and use those estimates to complete **Table 6** below. **Only provide estimates for those items you need to acquire in order to begin operating. Do not include costs for items you already own.** For working capital (cash), estimate the amount of cash you will need to have available after purchasing the other items (describe) in order to begin operating the business. For example, working capital would include salaries and rent you will pay before you generate income from the operations in the Area.

The total "Value of Personal Property Investment that will be Acquired Prior to Operation" that you listed in the previous table should be equal to the amount you list for Personal Property in this table.

Table 6: Start-Up Costs

Estimate of Investment Required to Begin Operations in the Draft Contract (Principal Selection Factor 4 - Subfactor 4(b))	
Acquisition/Investment Category	Acquisition/Investment Amount
Personal Property (Equipment)	\$
Merchandise (Inventory)	\$
Supplies	\$
Working Capital (Cash)	\$
Other (Describe)	\$
Total Funds Needed	\$
Describe "Other" investment listed in the table:	

3) Operating Projections

- a) Based on the condition of your personal property provided or purchased for the operation, attach a list of items using **Table 7** that you will need to replace during the term of the Draft Contract. Include the anticipated year for the expenditure, the quantity of item(s) to be replaced, the description of the item(s), the approximate total value of the replacement, and how you plan to pay for the personal property replacement. (For example, cash, bank loan etc.).

If your projected expenditures for personal property investments exceed \$1,000, provide an explanation of how you will fund the investment.

If you will not need to replace personal property during the term of the Draft Contract, explain your reasoning.

Add or remove rows for years as needed in **Table 7**.

Table 7: Additional Personal Property Investments

Additional Personal Property Investments during the term of the Draft Contract (Principal Selection Factor 4 - Subfactor 4(b))				
Anticipated Year of Expenditure	Quantity	Capitalized Personal Property (Equipment) Items	Total Value	How will you fund the investment?
Year 1				
Year 1				
Year 2				
Year 2				
Year 3				
Year 3				
Year 4				
Year 4				
Year 5				
Year 5				
Year 6				
Year 6				
Year 7				
Year 7				
Year 8				
Year 8				
Year 9				
Year 9				
Year 10				
Year 10				

- b)** Demonstrate that your proposal is financially feasible and that you will have a reasonable opportunity to make a profit from your business while carrying out the terms and conditions of the Draft Contract by completing the following Prospective Income Statement, **Table 8**.
- o Estimate the amount of income and expenses for the proposed operation for the first year of operation. We included blank lines on the prospective income statement for your estimates for expense categories we did not list. Describe those categories on the blank lines.
 - o Include only revenues and expenses related to the services required and authorized by the Draft Contract inside the Area. Do not include other services you may provide outside the Area.

Fully explain the assumptions on which you base your projections and provide sufficient details so we fully understand your assumptions. Provide revenue estimates by department, if applicable. If the projections show significantly increased revenues from the projections provided in the Prospectus, provide a full explanation of the changes.

Note to Offeror: If you are not familiar with making these types of projections, you should consult an accountant or business advisor.

Additional Instructions for completing the Prospective Income Statement on the next page:

- Line 1: You must base the revenue projections on the current NPS approved rate schedule. If applicable, show revenues by departments.
- Line 8a: Administrative and General includes the costs of managing the business and may include items such as: credit card commissions; legal and accounting fees; travel; meals and entertainment; postage and printing; professional training; telecommunications expenses; etc.
- Line 10a: Insurance: As required in Exhibit D of the Draft Contract
- Line 12: Earnings before Interest, Taxes, Depreciation and Amortization

Table 8: Prospective Income Statement

Prospective Income Statement (Principal Selection Factor 4 - Subfactor 4(b)) If a line is marked with an asterisk , see additional notes on the previous page. Some lines may not be used, place "N/A" in these lines. Include only revenues and expenses related to the services required and authorized by the Draft Contract inside the Area in your prospective income statement. Do not include other services you provide outside the Area. This is unlike the Income Statement you provided in Subfactor 4(a).			
		Year 1	Assumptions
1	Revenues*		
1a	Revenue Source 1 General Medical Clinic	\$	
1b	Revenue Source 2 On Call Service	\$	
1c	Revenue Source 3 Authorized Services	\$	
1d	Revenue Source 4 Authorized Services	\$	
2	Total Revenues (add lines 1a-1d)	\$	
3	Cost of Sales		
4	Total Cost of Sales	\$	
5	Gross Profit (line 2 minus line 4)	\$	
6	Direct Expenses		
6a	Salaries and Wages	\$	
6b	Payroll Taxes and Benefits	\$	
6c	Operating Supplies	\$	
6d	Car and Truck Expenses	\$	
6e	Other Direct Expense 1 _____	\$	
6f	Other Direct Expense 2 _____	\$	
7	Total Direct Expenses (add lines 6a-6f)	\$	
8	Undistributed Expenses		
8a	Administrative and General*	\$	
8b	Marketing (Advertising)	\$	
8c	Utilities	\$	
8d	Repair and Maintenance	\$	
8e	Other Undistributed Expense 1 _____	\$	
8f	Other Undistributed Expense 2 _____	\$	
9	Total Undistributed Expenses (add lines 8a-8f)	\$	
10	Fixed Expenses		
10a	Insurance*	\$	
10b	NPS Franchise Fee	\$	
10c	Other Fixed Expense 1 _____	\$	
10d	Other Fixed Expense 2 _____	\$	
11	Total Fixed Expenses (add lines 10a-10d)	\$	
12	Total direct, undistributed and fixed expenses (add lines 7, 9 and 11)		
13	EBITDA* (Line 5, minus line 12)	\$	
14	Depreciation and Amortization	\$	
15	Interest	\$	
16	Net Income Before Income Taxes (Line 13, minus lines 14 & 15)	\$	

Subfactor 4(c). Demonstrate your ability to obtain the required funds for start-up costs (those set out in 4(b)(2) above) under the Draft Contract by providing credible, compelling documentation, particularly evidence from independent sources, including bank statements, financial statements, and signed loan commitment letters. Fully explain the financial arrangements you propose, using the following guidelines:

Note to Offerors and/or Offeror-Guarantor: If you will use funds from more than one source, provide information for all of the funding sources you intend to use.

- 1) **Owner or investor financing-** If you will obtain funds for start-up costs from cash balances or the sale of liquid assets (e.g. stocks) from an account in the name of:
 - **The Offeror or the owner of a sole proprietorship,** provide the following:
 - Current bank or investment account statements that verify the account and account balance
 - Documentation of any assets to be sold
 - **A parent company, an Offeror-Guarantor that is a business entity, or another related business entity,** provide the following:
 - An audited or reviewed Income Statement for the two most recent fiscal years
 - An audited or reviewed most recent fiscal year Balance Sheet
 - An audited or reviewed most recent fiscal month Balance Sheet
 - Current bank or investment account statements that verify the account and account balance
 - Documentation of any assets to be sold
 - Signed commitment letter from the company to use the balance in the account (or a specified amount) for the purpose of funding the start-up costs of the operation
 - **An Offeror-Guarantor(s) that is an individual, or another individual or entity not listed above,** provide the following:
 - Current bank or investment account statements that verify the account and account balance
 - Documentation of any assets to be sold
 - Signed commitment from the party named on the account to use the balance in the account (or a specified amount) for the purpose of funding the start-up costs of the operation
- 2) **Debt financing-** If you will obtain funds for the start-up costs from a loan made to you by:
 - **A lending institution (bank, savings and loan, etc.),** provide supporting documentation that describes the loan and, at a minimum, include the following in a letter from the lender, addressed to the National Park Service, and on the institution's letterhead:
 - Date of the letter
 - Amount of the loan
 - Interest rate of the loan
 - Term (length) of the loan
 - Expiration date of the commitment
 - Any encumbrances on the loan
 - **A parent company, an Offeror-Guarantor that is a business entity, or another related business entity,** provide the following:
 - An audited or reviewed Income Statement for the two most recent fiscal years
 - An audited or reviewed most recent fiscal year Balance Sheet
 - An audited or reviewed most recent fiscal month Balance Sheet
 - Current bank or investment account statements that verify the account and account balance

- Documentation of any assets to be sold
- Signed financing agreements or letters of commitment. Letters must be from the company, addressed to the National Park Service, and on company letterhead. This letter must include at a minimum:
 - Date of the letter
 - Amount of the loan
 - Interest rate of the loan
 - Term (length) of the loan
 - Any encumbrances on the loan
- **An Offeror-Guarantor(s) that is an individual, or another individual or entity not listed above,** provide the following:
 - Current bank or investment account statements that verify the account and account balance
 - Documentation of any assets to be sold
 - Signed financing agreements or letters of commitment. Letters must be from the party named on the account and addressed to the National Park Service. This letter must include at a minimum:
 - Date of the letter
 - Amount of the loan
 - Interest rate of the loan
 - Term (length) of the loan
 - Any encumbrances on the loan

Note to Offerors: The Service uses this information to verify that funds actually exist and will be available when you need them.

Intentionally blank

PRINCIPAL SELECTION FACTOR 5. THE AMOUNT OF THE PROPOSED MINIMUM FRANCHISE FEE AND OTHER FORMS OF FINANCIAL CONSIDERATION TO THE DIRECTOR. (0-4 POINTS)

The minimum franchise fee acceptable to the Service is zero percent (0%) of gross receipts.

The offer of a higher franchise fee than this minimum is generally beneficial to the Service and accordingly will generally result in a higher score under this selection factor. Consideration of revenue to the United States, however, is subordinate to the objectives of protecting, conserving, and preserving resources of the Area and of providing necessary and appropriate visitor services to the public at reasonable rates.

State the amount of franchise fee you propose. Such fee must at least equal the minimum franchise fee set forth above. Express this fee as a percentage of annual gross receipts. Do not propose a tiered franchise fee, e.g., 5% on the first \$10,000 of gross receipts, 6% on gross receipts between \$10,001 and \$25,000, 7% on gross receipts between \$25,001 and above.

_____percent of annual gross receipts

SECONDARY SELECTION FACTOR**SECONDARY SELECTION FACTOR 1. THE QUALITY OF THE OFFEROR'S PROPOSAL TO CONDUCT ITS OPERATIONS IN A MANNER THAT FURTHERS THE PROTECTION, CONSERVATION, AND PRESERVATION OF THE PARK AND OTHER RESOURCES THROUGH ENVIRONMENTAL MANAGEMENT PROGRAMS AND ACTIVITIES, INCLUDING, WITHOUT LIMITATION, ENERGY CONSERVATION, WASTE REDUCTION, AND RECYCLING. (0-3 POINTS)**

Note to Offeror: This secondary selection factor focuses on environmental management programs and activities that promote general environmental objectives such as waste reduction, fuel efficiency, recycling, etc. Please avoid overlap between your response here and your response to Principal Selection Factor 1.

Environmental Stewardship

Using not more than two (2) pages, including all text, pictures, graphs etc., please describe the steps beyond those required by the Draft Contract and its Exhibits, that you will take to conserve energy resources (gasoline, oil, etc.), reduce waste, and demonstrate environmental stewardship, including recycling, environmental purchasing, reducing your carbon footprint, etc., in your operations under the Concession Contract.